



Church Hill
Cheddington, LU7 0SY

Price £310,000



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two bedroom home located in the highly sought after Buckinghamshire village of Cheddington and just 0.8 miles from the mainline station. The property is presented to the market in excellent order, with accommodation comprising: Entrance porch, lounge, kitchen, two generous bedrooms and a family bathroom. Additional benefits include double glazing and a landscaped private rear garden. Viewing is highly recommended.

Location:

The Buckinghamshire village of Cheddington is situated between the popular market towns of Leighton Buzzard and Tring, and boasts an outstanding local community. Within the village there is a wealth of amenities including a village hall, recreation grounds convenience store and popular public houses. A variety of public footpaths provide excellent walks around the surrounding countryside and the nearby Grand Union canal. The local Cheddington Combined School is highly regarded, and the village is within catchment for the sought after Aylesbury Grammar schools, as well as the increasingly popular Cottesloe School and Tring School. The village has a mainline station just a 0.8 miles from the property, with regular trains directly into London Euston.

Ground Floor:

Enter via a double glazed front door into the porch. A door then opens into the lounge, which features stairs leading to the first floor and a door through to the kitchen. The lounge is bright and airy with room for an array of living room furniture. There is a built-in storage cupboard under the stairs providing useful storage. The kitchen has been fitted with a range of wall and base level units with spaces for a variety of appliances, and the sink is well positioned to enjoy views of the rear garden. A courtesy door leads into the garden.





First Floor:

The stairs arrive at the landing which has doors to the bedrooms and bathroom, plus access to the loft space. The master bedroom faces the front aspect and there are built in wardrobes, providing plenty of storage. The second bedroom enjoys a pleasant outlook to the rear, and is a good sized single room. The family bathroom is fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

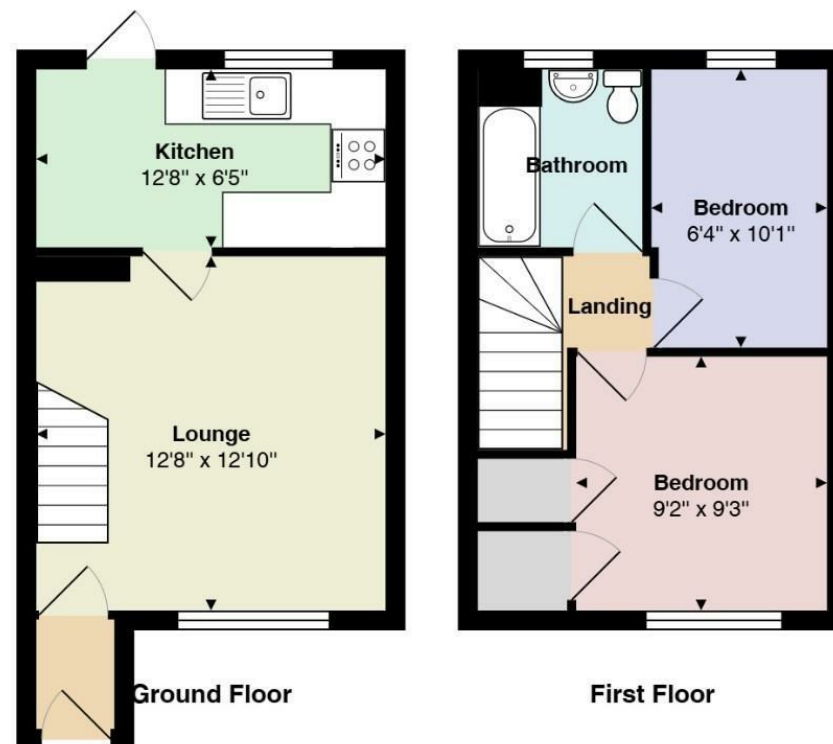
Outside:

To the front is a neat garden laid to lawn with a path leading to the front door. The rear garden is enclosed by panel fencing and laid mainly to block paving, providing a low maintenance option. There is gated access to the side which leads to the parking area. This property comes with allocated parking for one car.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchaser's legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 509 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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